

ZONING DISTRICT: Low Density Residential (R-40)

	REQUIRED	PROPOSED
AREA	40,000 S.F.	±350,942 S.F.
FRONTAGE	140 FT.	536.69 FT.
FRONT YARD	30 FT.	30.0'
SIDE YARD	15 FT.	17.5'
REAR YARD	15 FT.	N/A

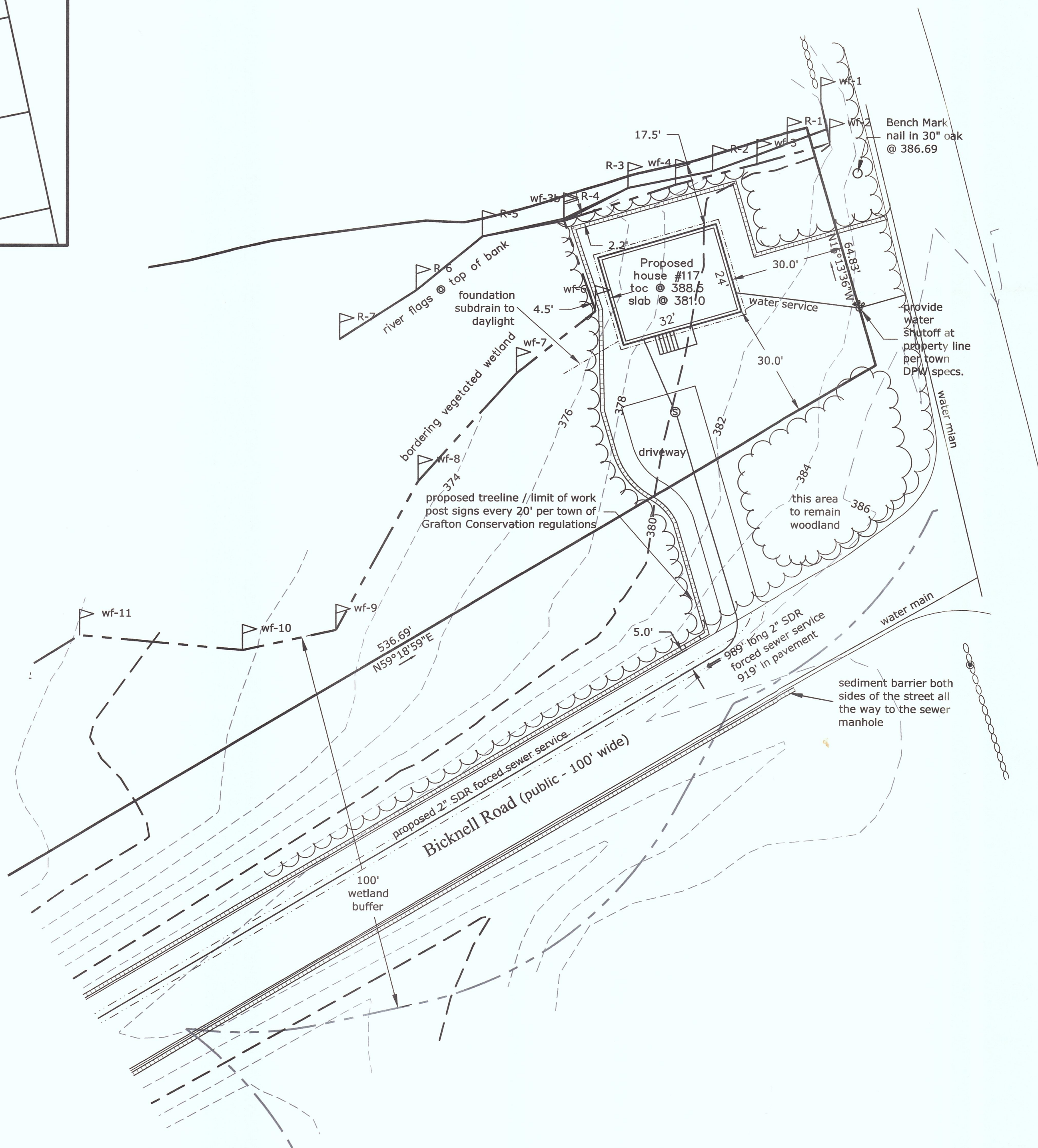
Full Lot Plan
scale 1"=100'

Note:

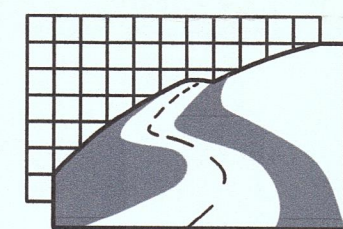
1. Abutting lot lines and structures scaled from Grafton GIS map, approximate.
2. Property lines are only certified within the "Limit of Survey" area.

River Alteration Area:

100' Riverfront Area of lot 91,000 s.f.
200' Riverfront Area of lot 82,000 s.f.
Total Riverfront Area of lot 173,000 s.f.
10% of total = 17,300 s.f.
Proposed 100' Riverfront Alteration = 2,855.5 s.f.
Proposed 200' Riverfront Alteration = 0
Because this lot was created in 1955, before October 6, 1997 its alteration is limited to 5,000 s.f. or 10 % of the riverfront area on the lot, whichever is greater.



Field By:	JL/SB	7/17/18
Designed By:	BDH	8/16/18
Drawn By:	BDH	8/17/18
Checked By:	NGH	8/17/18
Revision Date:	JL	9/25/18



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham

167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton

214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson

1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

Grandfathered Lot Plot Plan

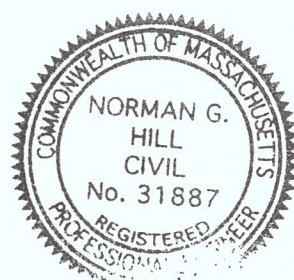
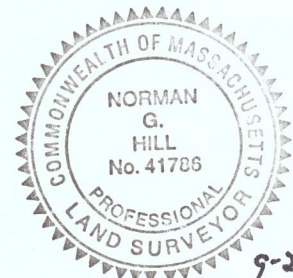
Located at
117 North Street
North Grafton, MA
MBL# 41-013-00007

Owned By
James Keyes

5907 Gladeside Court
Dallas, TX 75248

I certify that the structure shown conforms with the local zoning horizontal dimensional setbacks as constructed.

I further certify that the structures are not located within a Federal Flood Zone per FIRM Map #25027C0831F dated July 16, 2014.



Norman G. Hill

Date: 9-15-18
P.L.S. #41786

Scale	0 10 20 30 40
1"=20'	
Date	Aug. 17, 2018
Job No.	G9200
Sheet No.	1 of 1